

MINUTES OF RDA REGULAR MEETING – FEBRUARY 2, 2010

-1-

THE ANNUAL MEETING OF THE WEST VALLEY CITY REDEVELOPMENT AGENCY WAS HELD ON TUESDAY, FEBRUARY 2, 2010, AT 6:41 P.M., IN THE CITY COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY CHAIRMAN RUSHTON.

THE FOLLOWING MEMBERS WERE PRESENT:

Corey Rushton
Russ Brooks
Steve Buhler
Carolynn Burt
Don Christensen
Steve Vincent
Mike Winder

Paul Isaac, Acting Chief Executive Officer
Sheri McKendrick, Secretary

STAFF PRESENT:

Russell Willardson, Public Works Director
Richard Catten, City Attorney
Layne Morris, Community Preservation Director
John Evans, Fire Chief
Jim Welch, Finance Director
Mike Wells, Acting Police Chief
Greg Cudworth, Acting Parks and Recreation Director
John Janson, Acting CED Director
Brent Garlick, CED Department
Kevin Conde', Administration
Owen Jackson, Administration
Jake Arslanian, Public Works Department

1390

OPENING CEREMONY

The Opening Ceremony was previously conducted by Steve Vincent who led the Pledge of Allegiance to the Flag.

1391

APPROVAL OF MINUTES OF SPECIAL REGULAR MEETING HELD DECEMBER 30, 2009

The Board read and considered the Minutes of the Special Regular Meeting held December 30, 2009. There were no changes, corrections or deletions.

MINUTES OF RDA REGULAR MEETING – FEBRUARY 2, 2010

-2-

After discussion, Mr. Winder moved to approve the Minutes of the Special Regular Meeting held December 30, 2009, as written. Mr. Christensen seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Mr. Buhler	Yes
Ms. Burt	Yes
Mr. Winder	Yes
Mr. Christensen	Yes
Chairman Rushton	Yes

Unanimous.

1392

APPROVAL OF MINUTES OF REGULAR MEETING HELD JANUARY 5, 2010

The Board read and considered the Minutes of the Regular Meeting held January 5, 2010. There were no changes, corrections or deletions.

After discussion, Mr. Winder moved to approve the Minutes of the Regular Meeting held January 5, 2010, as written. Mr. Christensen seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Mr. Buhler	Yes
Ms. Burt	Yes
Mr. Winder	Yes
Mr. Christensen	Yes
Chairman Rushton	Yes

Unanimous.

1393

RESOLUTION NO. 10-03, AUTHORIZE THE REDEVELOPMENT AGENCY TO EXECUTE AN AGREEMENT WITH THE UTAH TRANSIT AUTHORITY AND LAKE POINTE PROPERTIES FOR CONTRIBUTION TO THE SIDEWALKS AND PARK STRIP FOR DECKER LAKE DRIVE

Acting Chief Executive Officer, Paul Isaac, presented proposed Resolution No. 10-03 which would authorize the Redevelopment Agency to execute an agreement with the Utah Transit Authority (UTA) and Lake Pointe Properties for contribution to the sidewalks and park strip for Decker Lake Drive.

MINUTES OF RDA REGULAR MEETING – FEBRUARY 2, 2010

-3-

Mr. Isaac stated that approximately a year ago there had been no plans to install a sidewalk on the east side of Decker Lake Drive. He also stated the City coordinated with the property owner and the Utah Transit Authority to facilitate construction of the sidewalk connection to the new station. He reported that through negotiations with Lake Pointe Properties, UTA, and the Agency the sidewalk had been constructed. He indicated Lake Pointe and West Valley City were sharing construction costs while UTA contributed the engineering and agreed to do the work through their light rail contractor, Stacey-Witbeck, as part of the current work being done there. Initially there were no plans for a sidewalk due to UTA's policy to simply replace and restore the area to its pre-existing condition. He explained it was the City's position that with a LRT (light rail transit) station near 3100 South sidewalks were needed as conditions really had changed. He stated the property owner also felt the sidewalk would be necessary and a 50/50 deal seemed like a positive step forward for all concerned.

The Acting Chief Executive Officer further reviewed the proposed Resolution and answered questions from members of the Board.

After discussion, Mr. Vincent moved to approve Resolution No. 10-03, a Resolution Authorizing the Redevelopment Agency of West Valley City to Execute an Agreement with the Utah Transit Authority and Lake Pointe Properties for Contribution to the Sidewalks and Park Strip for Decker Lake Drive. Mr. Christensen seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Mr. Buhler	Yes
Ms. Burt	Yes
Mr. Winder	Yes
Mr. Christensen	Yes
Chairman Rushton	Yes

Unanimous.

1394

RESOLUTION NO. 10-04, AMEND THE URBAN RENEWAL SURVEY AREA KNOWN AS THE "GRANGER CROSSINGS URBAN RENEWAL SURVEY AREA" TO INCLUDE ADDITIONAL PROPERTY

Acting Chief Executive Officer, Paul Isaac, presented proposed Resolution No. 10-04 which would amend the Urban Renewal Survey Area known as the "Granger Crossings Urban Renewal Survey Area" to include additional property.

MINUTES OF RDA REGULAR MEETING – FEBRUARY 2, 2010

-4-

Mr. Isaac stated the “Granger Crossing Urban Renewal Survey Area” had been created by Resolution No. 09-18 for the purpose of determining the feasibility of establishing a redevelopment project area on the 3500 South Corridor from Redwood Road to I-215. He advised the Agency needed to add another parcel to the Survey Area.

The Acting Chief Executive Officer indicated the creation of a survey area was the first step in the process of establishing a redevelopment project area, which was why the survey area needed to be amended to include the additional parcel. He explained that through the survey process, the Agency would: 1) attempt to determine the extent to which physical and economic blight may exist, and 2) attempt to determine the feasibility of development projects within the area designated on the map referred to as the “Amended Survey Area Map.”

Mr. Isaac stated the purposed amended survey area was one of the major entrances to West Valley City and also the heart of the downtown. He also stated the area was currently in a state of decline as exhibited by poor property maintenance, falling commercial activity and negative perceptions forming of this area as an undesirable downtown gateway.

Acting Chief Executive Officer, Paul Isaac, reported it was anticipated a concerted redevelopment effort would reverse the negative trends and would serve as a catalyst for the subsequent revitalization of both commercial and residential uses in this area. He explained participation of the Agency might be needed to assemble parcels for redevelopment, provide infrastructure improvements, or provide incentives to existing property owners who would like to revitalize their respective properties.

Brent Garlick, CED Department, further reviewed the proposed Resolution and answered questions from members of the Board.

After discussion, Ms. Burt moved to approve Resolution No. 10-04, a Resolution of the Board of Directors of the Redevelopment Agency of West Valley City, Utah, Amending the Urban Renewal Survey Area Known as the “Granger Crossings Urban Renewal Survey Area” to Include Additional Property. Mr. Brooks seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Mr. Buhler	Yes
Ms. Burt	Yes
Mr. Winder	Yes

MINUTES OF RDA REGULAR MEETING – FEBRUARY 2, 2010

-5-

Mr. Christensen	Yes
Chairman Rushton	Yes

Unanimous.

1395

RESOLUTION NO. 10-05, AUTHORIZE EXECUTION OF AN INCENTIVE AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY AND CARDINAL HEALTH

Acting Chief Executive Officer, Paul Isaac, presented proposed Resolution No. 10-05 which would authorize execution of an Incentive Agreement between the Redevelopment Agency and Cardinal Health in the amount of \$100,000.00, which would provide an incentive for Cardinal to maintain their business at 3684 West 2340 South in West Valley City.

Mr. Isaac stated the incentive to be paid to Cardinal would come from interest reserves in the RDA interest funds. He also stated money from interest was considered “non-increment generated” and was not restricted in its use to RDA project areas. He informed Cardinal Health was not in a redevelopment area or economic development area, but would provide for general welfare of the general public. He explained that pursuant to the agreement, the RDA would pay Cardinal two annual payments of \$50,000.00 provided Cardinal committed to remain for the full 80 months of their lease and spend the first \$50,000 on improvements to the site. He stated Cardinal Health generated a sizeable amount of tax revenue for West Valley City and was recently considering leaving for another site outside the City.

Brent Garlick, CED Department, further reviewed the proposed Resolution and answered questions from members of the Board.

After discussion, Mr. Winder moved to approve Resolution No. 10-05, a Resolution of the West Valley City Redevelopment Agency Authorizing the Execution of an Incentive Agreement between the Redevelopment Agency of West Valley City and Cardinal Health. Mr. Buhler seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Mr. Buhler	Yes
Ms. Burt	Yes
Mr. Winder	Yes
Mr. Christensen	Yes
Chairman Rushton	Yes

MINUTES OF RDA REGULAR MEETING – FEBRUARY 2, 2010

-6-

Unanimous.

1396

ELECT CHAIRPERSON FOR 2010

Chairman Rushton opened the floor to discussion regarding election of a Chairperson for the year 2010.

After discussion, Mr. Brooks moved to elect Carolynn Burt as Chairperson for the year 2010, by acclimation.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Mr. Buhler	Yes
Ms. Burt	Yes
Mr. Winder	Yes
Mr. Christensen	Yes
Chairman Rushton	Yes

Unanimous.

1397

ELECT VICE CHAIRPERSON FOR 2010

Chairman Rushton opened the floor to discussion regarding election of a Vice Chairperson for the year 2010.

After discussion, Mr. Brooks moved to elect Steve Buhler as Vice Chairperson for the year 2010, by acclimation.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Mr. Buhler	Yes
Ms. Burt	Yes
Mr. Winder	Yes
Mr. Christensen	Yes
Chairman Rushton	Yes

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY, THE ANNUAL MEETING OF TUESDAY, FEBRUARY 2, 2010, WAS ADJOURNED AT 6:52 P.M., BY CHAIRMAN RUSHTON.

MINUTES OF RDA REGULAR MEETING – FEBRUARY 2, 2010

-7-

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Annual Meeting of the West Valley City Redevelopment Agency held Tuesday, January 2, 2010.

Sheri McKendrick, MMC
Secretary